

**THE CITY OF MADEIRA BEACH  
PUBLIC NOTICE**

The Code Enforcement Special Magistrate, City of Madeira Beach, Florida will hold a meeting at the Madeira Beach Recreation Center, 300 Municipal Drive, Madeira Beach, Florida 33708 to discuss the items of business listed hereon at the time and date indicated below:

**SPECIAL MAGISTRATE  
CODE ENFORCEMENT AGENDA**

**2:00 P.M.**

**WEDNESDAY, JANUARY 13, 2016**

**COMMISSION CHAMBERS**

**A. INTRODUCTION – SPECIAL MAGISTRATE HERBERT E. LANGFORD, JR.**

Welcome to the City of Madeira Beach Code Enforcement Special Magistrate Hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the City Code has occurred. In order to meet that obligation, all parties or their representatives will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witness offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the City presenting their evidence of alleged violation(s) and then the Respondent shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witnesses.

The clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witness to be sworn. When addressing the Special Magistrate, please speak clearly into the microphone.

**B. CALL TO ORDER**

**C. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES**

**D. NEW BUSINESS**

<b>Case #2015.49</b>	OSCANYAN, MICHAEL & ANDERSON, SCOTT
<b>Respondent/Property Owner; Name &amp; Mailing Address:</b>	OSCANYAN, MICHAEL & ANDERSON, SCOTT 512 129TH AVE E MADEIRA BEACH, FL 33708-2760
<b>Property Location:</b>	512 129TH AVE E MADEIRA BEACH FL, 33708
<b>Legal &amp; Parcel #:</b>	<b>15-31-15-97866-001-0080</b> LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 8
<b>Violation(s)/Charge(s):</b>	Sec. 110-201. - Definition; purpose and intent.  The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.  Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

Posted: **December 17th , 2015**

Reference Materials:	<b>Notice of Hearing</b> <b>Affidavit of Service</b> <b>Statement of Violation</b> <b>Code Violation Notice</b> <b>Photo Evidence</b>
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**E. OLD BUSINESS**

**F. ADJOURNMENT**

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

Posted: **December 17th, 2015**

v/m - 9/21/15

P-2

512 129<sup>th</sup> Ave E

BTR

1/2/90 - present

Scott Anderson - owner 727-430-5944

11/2/15  
 - called Anderson  
 to advise cancel  
 Nov 11 hearing  
 voicemail

- Aug 30 - Sept 10 unit #1
- AIRBUS
- \$920
- Scott - owner
- Texas
- Kyle Beckwith

#3  
 9/20 - 9/27  
 AIRAND.  
 \$480 -  
 Iowa  
 Seth Sullivan

9/21

Sun 9/14 - 9/30

approx - \$800

AIRB. can

to rental, Canada

Jason Hunsburger

#1

Colorado Rental



Another John's Pass Jewel!

Madeira Beach, FL, United States

Entire home/apt

2 Guests

0 Bedrooms

1 Bed

Photos (10)

I have 3 separate listings for a relaxing stay in Madeira Beach, Florida! Located just 2 blocks from the beautiful Gulf of Mexico, and 1 block from the famous John's Pass Village. An updated waterfront boutique property in a quiet cul-de-sac!

## Contact Host

### The Space

Room type: Entire home/apt

Bed type: Real Bed

Property type: Apartment

Accommodates: 2

Bedrooms: 0

Bathrooms: 1

Beds: 1

### Amenities

Kitchen

Essentials

Internet

Heating

TV

[+ More](#)

Prices

Extra people: No  
Charge

Cleaning Fee: \$40

Security Deposit: \$300

Weekly Price: \$400 /week

Monthly Price: \$1200 /month

Cancellation: **Flexible**

### Description

#### The Space

This is a "Studio" apartment, which means there is no separate bedroom. It features a full kitchen with a granite breakfast nook. There is a queen size bed and a love seat in the "main room", along with a flat screen TV. The apartment is on the water, and faces a beautiful lagoon, which is an off-shoot of the Intra-coastal Waterway. There are 2 identical units that I have listed, as well as a 1 bedroom unit in the same property.

[+ More](#)

properties which can be

### House Rules

This is not a "party building". It is a small 4 unit property, and since the property is in a cul-de-sac, there is no traffic and it is restfully quiet at night time. No pets are allowed, and no smoking is allowed inside the unit.

Safety Features

Smoke Detector

Carbon Monoxide Detector

Availability

1 night minimum stay

[View Calendar](#)

## No Reviews Yet

Stay here and you could give this host their first review!

## About the Host, Scott



I am an entrepreneur who loves the "Florida lifestyle" and loves to share it with others! I've lived in the Madeira Beach area for 16 years now, and hope to provide a great place for people from everywhere to enjoy this beautiful destination!

[View full profile](#)

Madeira Beach, Florida, United States

Member since August 2015



## Connections

Are you or your friends connected with this host?



## Real Estate Account At 512 129TH AVE E, MADEIRA BEACH

Real Estate Account #R166788

Parcel details

Latest bill

Full bill history

2015

2014

2013

2012

...

1999

PAID

PAID

PAID

PAID

PAID

Apply for the 2016 Installment Payment Plan

Diane Nelson

Real Estate 2015 Annual Bill

Print this bill (PDF)

Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number

R166788

Parcel number

15/31/15/97866/001/0080

Escrow code

\* 331

Millage code

MB

PAID 2015-11-30 \$5,080.03

Effective 2015-11-19

Receipt #0-15-000857

Get Bills by Email

## Owner

OSCANYAN, MICHAEL  
ANDERSON, SCOTT  
512 129TH AVE E  
MADEIRA BEACH, FL 33708-2760

## Situation address

512 129TH AVE E  
MADEIRA BEACH

## Legal description

WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 8

## Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
GENERAL FUND	5.2755	313,944	50,000	263,944	\$1,392.44
HEALTH DEPARTMENT	0.0622	313,944	50,000	263,944	\$16.42
EMS	0.9158	313,944	50,000	263,944	\$241.72
SCHOOL-STATE LAW	5.0220	351,164	25,000	326,164	\$1,638.00
SCHOOL-LOCAL BD.	2.7480	351,164	25,000	326,164	\$896.30
MADEIRA BEACH	2.2000	313,944	50,000	263,944	\$580.68
SW FLA WTR MGMT.	0.3488	313,944	50,000	263,944	\$92.06
PINELLAS COUNTY PLN.CNCL.	0.0160	313,944	50,000	263,944	\$4.22
JUVENILE WELFARE BOARD	0.8981	313,944	50,000	263,944	\$237.05
SUNCOAST TRANSIT AUTHORITY	0.7305	313,944	50,000	263,944	\$192.81
<b>Total</b>	<b>18.2169</b>				<b>\$5,291.70</b>

## Non-Ad Valorem Assessments

Levying authority

Rate

Amount

No non-ad valorem assessments.

Combined taxes and assessments: \$5,291.70

If paid by: Nov 30, 2015

Please pay: \$5,080.03

PAID 2015-11-30 \$5,080.03

Effective 2015-11-19

Receipt #0-15-000857

Get Bills by Email



15-31-15-97866-001-0080

Compact Property Record Card

[Portability Calculator](#)**Data Current as of October 28, 2015**[Email](#) [Print](#)[Radius Search](#)Improvement Value  
per F.S. 553.844

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
OSCANYAN, MICHAEL ANDERSON, SCOTT 512 129TH AVE E MADEIRA BEACH FL 33708-2760	512 129TH AVE E MADEIRA BEACH

Property Use: 0820 (Duplex-Triplex-Fourplex)

Living Units: 5

[click here to hide] Legal Description

WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 8

<a href="#">Mortgage Letter</a> <a href="#">File for Homestead Exemption</a>			2015 Parcel Use
Exemption	2015	2016	
Homestead:	Yes	Yes	Homestead Use Percentage: 50.00%
Government:	No	No	Non-Homestead Use Percentage: 50.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

**Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)**

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
11325/0419	\$511,300 <a href="#">Sales Query</a>	121030278021	A	032/007

**2015 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$426,841	\$313,944	\$263,944	\$326,164	\$263,944

**[click here to hide] Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	Yes	\$426,841	\$313,944	\$263,944	\$326,164	\$263,944
2014	Yes	\$379,009	\$296,833	\$246,833	\$301,155	\$246,833
2013	Yes	\$319,765	\$280,252	\$230,252	\$269,514	\$230,252
2012	Yes	\$264,764	\$264,764	\$214,764	\$239,764	\$214,764
2011	Yes	\$309,658	\$309,658	\$259,658	\$284,658	\$259,658
2010	Yes	\$337,647	\$325,206	\$275,206	\$300,206	\$275,206
2009	Yes	\$400,535	\$352,539	\$302,539	\$327,539	\$302,539
2008	Yes	\$469,100	\$386,670	\$336,670	\$361,670	\$336,670
2007	Yes	\$549,900	\$422,639	\$397,639	N/A	\$397,639
2006	Yes	\$554,800	\$421,487	\$396,487	N/A	\$396,487
2005	Yes	\$401,400	\$338,600	\$313,600	N/A	\$313,600
2004	Yes	\$356,200	\$312,000	\$287,000	N/A	\$287,000
2003	Yes	\$330,700	\$296,700	\$271,700	N/A	\$271,700
2002	Yes	\$254,000	\$254,000	\$229,000	N/A	\$229,000
2001	No	\$246,000	\$246,000	\$246,000	N/A	\$246,000
2000	No	\$203,000	\$203,000	\$203,000	N/A	\$203,000
1999	No	\$229,200	\$229,200	\$229,200	N/A	\$229,200
1998	Yes	\$153,000	\$153,000	\$128,000	N/A	\$128,000
1997	Yes	\$153,000	\$153,000	\$128,000	N/A	\$128,000
1996	Yes	\$153,000	\$153,000	\$128,000	N/A	\$128,000

**2015 Tax Information**[Click Here for 2015 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

2015 Final Millage Rate

2015 Est Taxes w/o Cap or Exemptions

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Tax District: MB

18.2169

\$7,775.72

**Ranked Sales (What are Ranked Sales?) [See all transactions](#)**

Sale Date	Book/Page	Price	Q/U	V/I
19 Apr 2001	11325 / 0419	\$140,000	U	I
30 Mar 2001	11290 / 0313	\$350,000	Q	I
18 Nov 1998	10309 / 0595	\$280,000	U	I
15 Apr 1991	07542 / 1380	\$190,000	Q	I

**2015 Land Information**

Frontage: Canal/River

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	53x104	5700.00	52.8500	1.0300	\$310,282	FF

**[click here to hide] 2015 Building 1 Structural Elements [Back to Top](#)**

Site Address: 512 129TH AVE E

Quality: Above Average

Square Footage: 3169.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Flat Shed

Roof Cover: Bu Tar &amp; Graval Alt

Stories: 2

Living units: 5

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

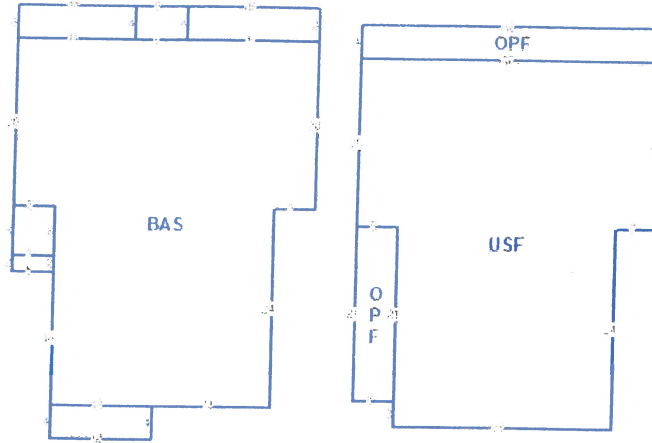
Fixtures: 15

Year Built: 1963

Effective Age: 28

Heating: Central Duct

Cooling: Cooling (Central)

[Compact Property Record Card](#)**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
<a href="#">Utility Unfinished</a>	0	34	0.24	8
<a href="#">Utility</a>	0	30	0.33	10
<a href="#">Upper Story</a>	1,344	1,344	0.90	1,210
<a href="#">Open Porch Unfinished</a>	0	120	0.15	18
<a href="#">Open Porch</a>	0	297	0.20	60
<a href="#">Base</a>	1,344	1,344	1.00	1,344
Total Living SF: 2,688		Total Gross SF: 3,169		Total Effective SF: 2,650

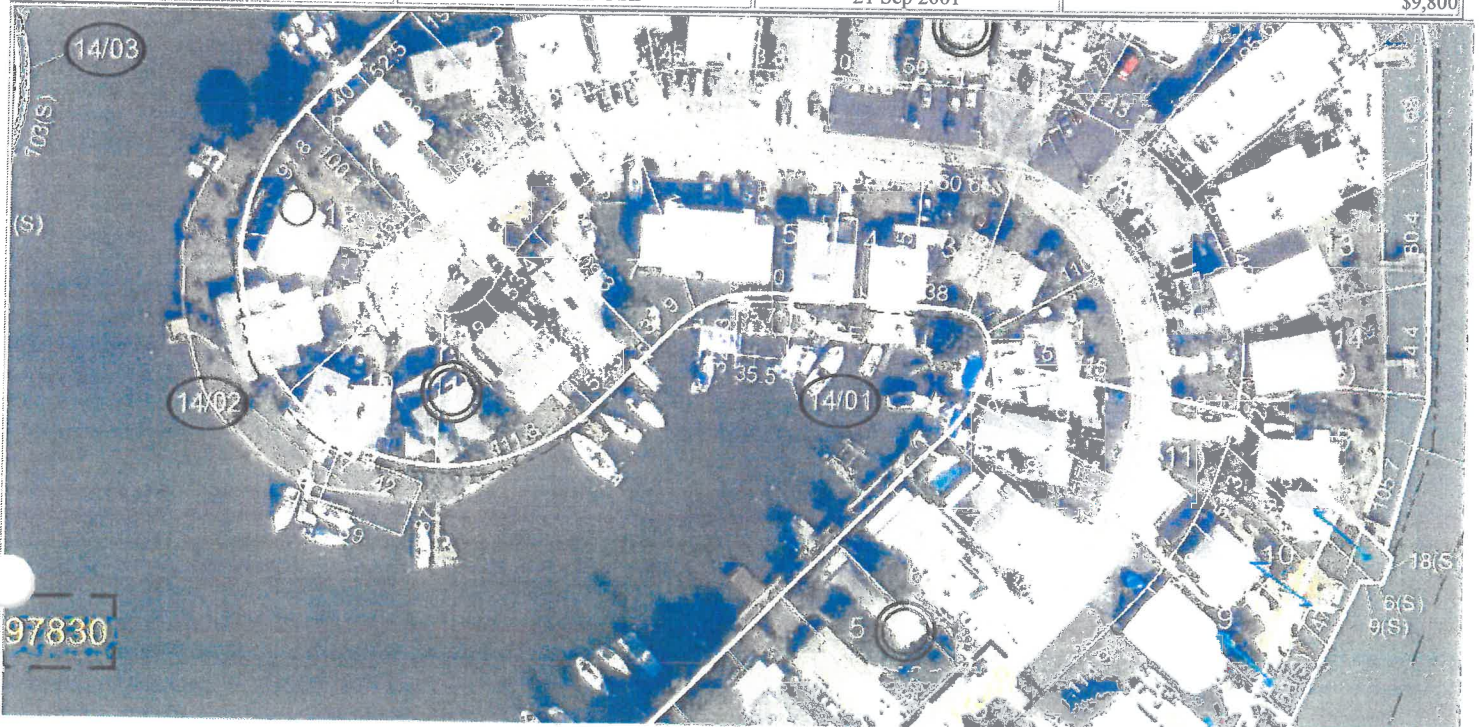
**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$12.00	676.00	\$8,112.00	\$5,760.00	2005
DOCK	\$45.00	240.00	\$10,800.00	\$7,992.00	2006
ASPHALT	\$1.75	1,400.00	\$2,450.00	\$2,450.00	0

**[click here to hide] Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
RM3699406	DOCK	14 Mar 2006	\$0
<a href="#">CB255143</a>	ROOF	21 May 2002	\$4,000
<a href="#">CB246073</a>	SPECIAL USE	04 Dec 2001	\$11,797
<a href="#">CB242509</a>	SPECIAL USE	21 Sep 2001	\$9,800





Property Information

**Property No:** 1040  
**Parcel ID:** 153115978660010080  
**Section:** 15 **Range:** 15 **Block:** 001  
**Township:** 31 **Subdivision:** 97866 **Lot:** 0080  
**Subdivision Name:**   
**Sector:** Locked  
**Street No:** 512 **Name:** 129TH AVE **Unit:**   
**City:** Madeira Beach **State:** FL **Zip:** 33708  
**Legal Description:** WILLIAMS, BILLMADEIRA HARBOR SUB 3RD ADDBLK 1 LOT 8  
**Value:** 50 **Construction:**   
**Dwellings:**   
**Property Use:**   
**Area:**   
**Height:**   
**Max Height:**   
**Stories:**   
**Max Stories:**   
**Use Zone:**   
**Parking Spaces:** 5 **Bedrooms:** 0 **Bathrooms:** 0.0  
**Setback 1:** 0.0 **Setback 2:** 0.0 **Setback 3:** 0.0 **Setback 4:** 0.0  
**Elevation:** 0.0  
**GIS X:** **GIS Y:** **Platt Book:** **Platt Page:**   
**Modified:** 07/31/2002 12:53 PM **By:** Young, RUI

- Contacts
- Permits
- Planning
- Business Tax
- Code Enforcement
- Documents
- Tax

License Information

**License No:** 594 **Property:** 1040 **Exempt:**   
**SIC Code:** Rental Units - With cooking facilities  
**Business Name:** MOSA Rentals  
**Business Desc:** 4 units owner lives in one  
**Square Feet:** 0  
**Business Opened:** 01/02/1990 **Business Closed:** 00/00/0000  
**Business Phone:** (727) 450-5944 **Emergency Phone:** (727) 399-0177  
**Units:** 4 **Vehicles:** 0 **Inventory:** 50  
**Employees:** 0  
**Comment:** 4 units  
**Applicant Name:** Anderson, Scott **Phone:** (727) 399-0177  
**Address:** 512 129th Avenue **City:** Madeira Beach **State:** FL **Zip Code:** 33708  
**Social Security:** 150-56-3586 **Date of Birth:** 04/15/1960  
**Drivers License:** A536787601350 **State:** FL  
**Federal ID:** **Alcohol Designation:**   
**Pumps:** 0 **Coin Op:** 0

**Modified:** 06/22/2015 05:03 PM **Modified By:** Servedio, Almee

**Madeira Beach  
LOCAL BUSINESS TAX  
Delinquent Notice**



**Please make checks payable to: City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-9951 x244**

**Anderson, Scott & Oscanyan, Michael  
P.O. Box 8241  
St. Petersburg, FL 33738**

**License No: 594  
Date Due: 10/01/2015**

**(Please verify that all information is correct, then sign and date at the bottom)**

<b>Business Name:</b> MOSA Rentals <b>Fed Tax ID:</b> - <b>SIC Code:</b> 105A - Rental Units - With cooking facilities <b>Business Address:</b> Attn: Mosa Rentals 512 129th Avenue Madeira Beach, FL 33708 <b>Description:</b> 4 units owner lives in one <b>Comments:</b> 4 units	<b>Issue Date:</b> 10/01/2015 <b>Business Opened:</b> 01/02/1990 <b>Phone:</b> (727) 430-5944 <b>Emergency Phone:</b> (727) 399-0177 <b>Parking:</b> 5 <b>Alcohol Desig:</b>  <b>Owner's Name:</b> Mosa Rentals <b>Applicant's Name:</b> Anderson, Scott <b>Phone:</b> (727) 399-0177				
<table style="width: 100%;"><tr><td style="width: 60%;">10/01/2015 License Fee</td><td style="width: 40%; text-align: right;">\$27.81</td></tr><tr><td><b>Total:</b></td><td style="text-align: right;"><b>\$27.81</b></td></tr></table> <p style="margin-top: 10px;">* Also hasn't paid Rental Application Fee (\$40.00) or Initial Inspection fee (\$50.00/unit)</p> <p style="margin-top: 10px;">* Delinquent Penalty - check with City Clerk</p>		10/01/2015 License Fee	\$27.81	<b>Total:</b>	<b>\$27.81</b>
10/01/2015 License Fee	\$27.81				
<b>Total:</b>	<b>\$27.81</b>				

**DECLARATION FOR LOCAL BUSINESS TAX**

**IF NO LONGER IN BUSINESS, CHECK HERE** ☐

**LICENSE NO: 594**

**Real Estate Broker: Florida State License Number:** \_\_\_\_\_

**Others Requiring State License Number:** \_\_\_\_\_ **PCCLB Number:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**ABOVE DECLARATION MUST BE UPDATED AND SIGNED.**

**THIS IS A BILL.**

**\*\* Section 62-59 Penalties.** Any person who engages in any business, occupation or profession covered by this article, who does not pay the required local business tax within 150 days after the initial notice of tax due and who does not obtain the required local business tax receipt is subject to civil actions and penalties including court costs, reasonable attorney fees, additional administrative costs incurred as a result of collection efforts and a penalty of up to \$250.00.

SMB

## Short Term Rental Investigation

Date/Time: 9/01/15 0940 hours

Address: 512 129<sup>TH</sup> Ave

Are you the homeowner? Yes or No

Are you renting? Yes or No

Where are you from? Texas

How long are you renting? What are the dates? 8/30/15 – 9/10/15

How much were you charged for the rental? \$920

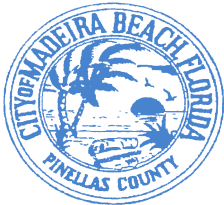
How did you find the rental? AIRBNB.COM

Are you related to the owner? Yes or No

Notes: On this date I made contact with renter Kyle Beckwith from Texas. He rented unit #1 from the owner Scott Anderson for \$920. He is staying 8/30/15 – 9/10/15.

9/1/15





## CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



### SPECIAL MAGISTRATE NOTICE OF VIOLATION

**DATE: 09-01-2015**

OSCANYAN, MICHAEL & ANDERSON, SCOTT  
512 129TH AVE E  
MADEIRA BEACH, FL 33708-2760

#### **IN REFERENCE TO THE FOLLOWING:**

512 129TH AVE E  
MADEIRA BEACH FL, 33708  
INSPECTION DATE: 09-01-2015  
PARCEL NUMBER: 15-31-15-97866-001-0080  
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 8

#### **SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2015.49**

Dear Property Owner/Occupant:

An inspection of your property revealed a violation(s) of the City Code of Ordinances. An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

#### **Ordinance:**

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

#### **Violation Text:**

RENTING PROPERTY SHORT-TERM IN VIOLATION OF (R-2)

#### **Action Required:**

CEASE RENTING AND/OR COMPLY WITH CODE.

The violation(s) must be corrected by: 09-15-2015. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).



7011 2970 0000 4873 8117

Sent To  
 Street, Apt. No.: Oscanyan, Michael & Anderson Scott  
 or PO Box No.: 512 124th Ave E  
 City, State, ZIP+4: Madeira Beach, FL 33708-2760  
 PS Form 3800, August 2006 See Reverse for Instructions

Postage	\$ 48
Certified Fee	6.23
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark  
 Here  
 9-1-15

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only: No Insurance Coverage Provided)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
 OF THE RETURN ADDRESS, POINT VERTICAL LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Oscanyan, Michael &  
 Anderson, Scott  
 512 124th Ave E.  
 Madeira Beach, FL 33708-  
 2760

2. Article Number  
 (Transfer from service label)

7011 2970 0000 4873 8117

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No	

3. Service Type

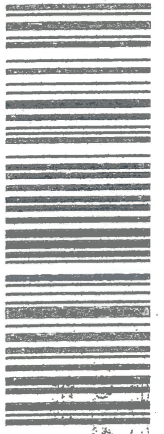
<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes



300 Municipal Drive  
Madeira Beach, Florida 33708

CERTIFIED MAIL™



7011 2970 0000 4873 8117



ZIP 33708  
011D11634400

Hasler  
09/01/2015  
US POSTAGE  
\$06.735  
FIRST CLASS MAIL

Attn: Oscanyan Michael & Anderson, Scott

514 14th Ave E.

Madeira Beach, FL 33708

33708291659

BC: 33708291659 \*2901-02310-01-39  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
339 52 1009 0009/20/15

9-8-15

Handwritten initials and date

Certified Mail Provides:

- A receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may ONLY be combined with First-Class Mail® or Priority Mail®
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

PS Form 3800, August 2008 (Reverse) PSN 7530-02-000-9047

## Short Term Rental Investigation

Date/Time: 09/21/15 0730 hours

Address: 512 129<sup>th</sup> Ave E. #1

Are you the homeowner? Yes or No

Are you renting? Yes or No

Where are you from? Canada

How long are you renting? What are the dates? 09/14/15 – 09/30/15

How much were you charged for the rental? \$800

How did you find the rental? AIRBNB.COM

Are you related to the owner? Yes or No

Notes: On this date I made contact with renter Jason Hunsburger from Canada. He advised he rented the unit from 09/14/15 – 09/30/15 for \$800. The rental was found on AIRBNB.COM.

## Short Term Rental Investigation

Date/Time: 09/21/15 0730 hours

Address: 512 129<sup>th</sup> Ave E. #3

Are you the homeowner? Yes or No

Are you renting? Yes or No

Where are you from? Iowa

How long are you renting? What are the dates? 09/20/15 – 09/27/15

How much were you charged for the rental? \$480

How did you find the rental? AIRBNB.COM

Are you related to the owner? Yes or No

Notes: On this date I made contact with renter Seth Sullivan from Iowa. He advised he rented the unit from 09/20/15 – 09/27/15 for \$480. The rental was found on AIRBNB.COM.

9/21/15







## CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



### SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

CITY OF MADEIRA BEACH, FLORIDA  
300 MUNICIPAL DRIVE  
MADEIRA BEACH, FL 33708  
Petitioner

Case # 2015.49

Vs.

OSCANYAN, MICHAEL  
ANDERSON, SCOTT  
512 129TH AVE E  
MADEIRA BEACH FL 33708-2760  
Respondent

**RE: Property:** 512 129th Ave E., Madeira Beach, FL 33708. **Parcel #:** 15-31-15-97866-001-0080

### AFFIDAVIT OF SERVICE

I, Chris Kohmann, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statue 162.12,

On the 16 day of DECEMBER, 2015, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 16 day of DECEMBER, 2015, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 16 day of DECEMBER, 2015, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 512 129th Ave E. Madeira Beach FL. Parcel # 15-31-15-97866-001-0080 in the City of Madeira Beach.

On the 16 day of DECEMBER, 2015, I caused the attached **NOTICE OF HEARING/ORDER** to be posted at the Municipal Government Offices, 300 MUNICIPLE DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Ch Koh*

Chris Kohmann, Community Policing Officer

State of Florida

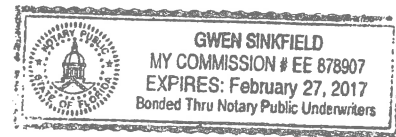
County of Pinellas

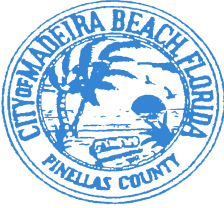
Before me on 16th day of DECEMBER, 2015, personally appeared Chris Kohmann who executed the foregoing instrument and who is personally known to me.

*Gwen Sinkfield*

Notary

SEAL





## CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



### SPECIAL MAGISTRATE NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL  
300 MUNICIPAL DRIVE  
MADEIRA BEACH, FL 33708  
Petitioner,

vs.

CASE # 2015.49

OSCANYAN, MICHAEL  
ANDERSON, SCOTT  
512 129TH AVE E  
MADEIRA BEACH FL 33708-2760  
Respondent,

**RE: PROPERTY:** 512 129th Ave E., Madeira Beach, FL 33708. **Parcel #:** 15-31-15-97866-001-0080

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 2:00 pm on WEDNESDAY the 13TH day of JANUARY, 2016, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

#### **Violation Detail**

- **Sec. 110-201. - Definition; purpose and intent**

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$500.00 per day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may be presented to the Madeira Beach Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have to opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

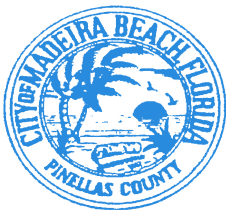
**PLEASE NOTE:** Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

**I HEREBY CERTIFY** that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 16TH day of DECEMBER, 2015



Chris Kohmann, Code Enforcement Officer



## CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



### SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

**Name and address of violator(s):**

**CASE NO. 2015.49**

**DATE: 12/16/15**

OSCANYAN, MICHAEL

ANDERSON, SCOTT

512 129TH AVE E

MADEIRA BEACH FL 33708-2760

**RE: Property:** 512 129th Ave E. Madeira Beach, FL 33708. **Parcel #:** 15-31-15-97866-001-0080

**Code(s) which have been violated:**

**Violation Detail**

**SEC. 110-201. - Definition; purpose and intent.**

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

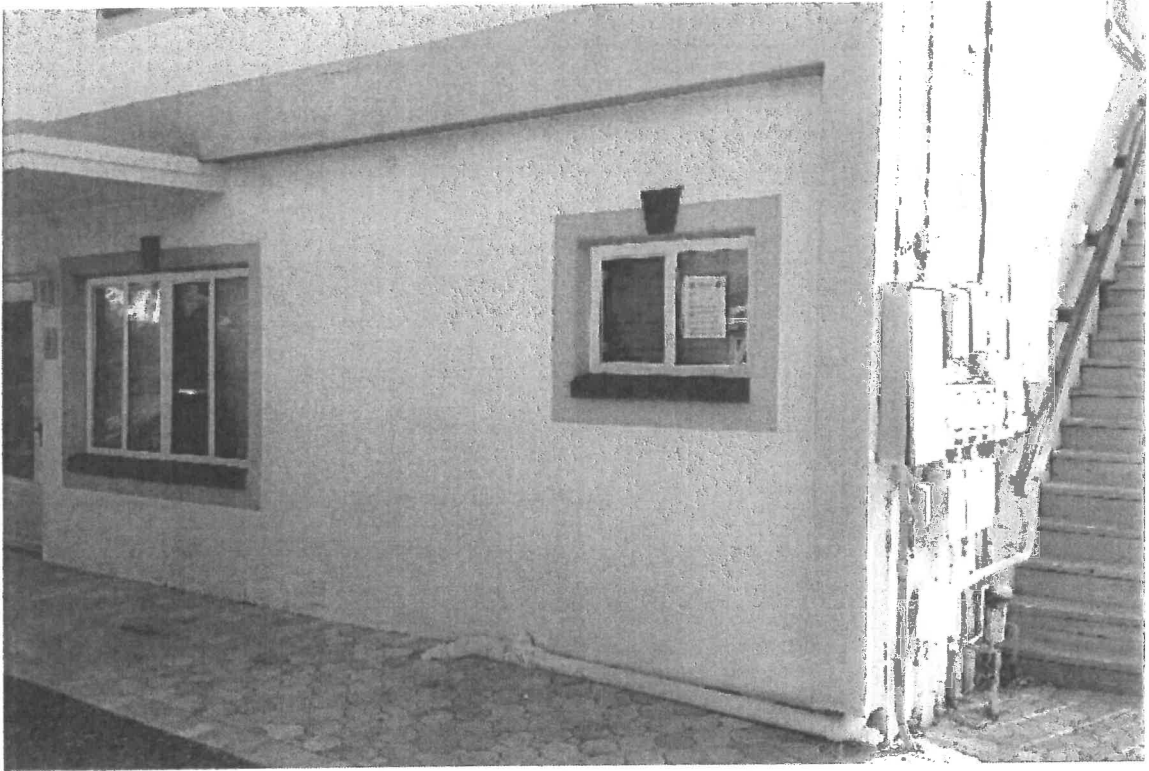
1. On 09/01/15, I made contact with renter Kyle Beckwith from Texas. He rented unit #1 from 8/30/15 – 9/10/15 for approximately \$920. Listing was found on AIRBNB.COM.
2. A notice of violation letter was mailed out on 9/1/15 with a re-inspection date of 9/15/15.
3. On 9/21/15, I made contact with renter Jason Hunsburger from Canada in unit #1. He rented the unit from 9/14/15 – 9/30/15 for approximately \$800. Listing was found on AIRBNB.COM. I also made contact with renter Seth Sullivan from Iowa in unit #3. He rented the unit from 9/20/15 – 9/27/15 for approximately \$480. Listing was found on AIRBNB.COM.
4. A magistrate hearing was set for January 13, 2016 2:00 PM.

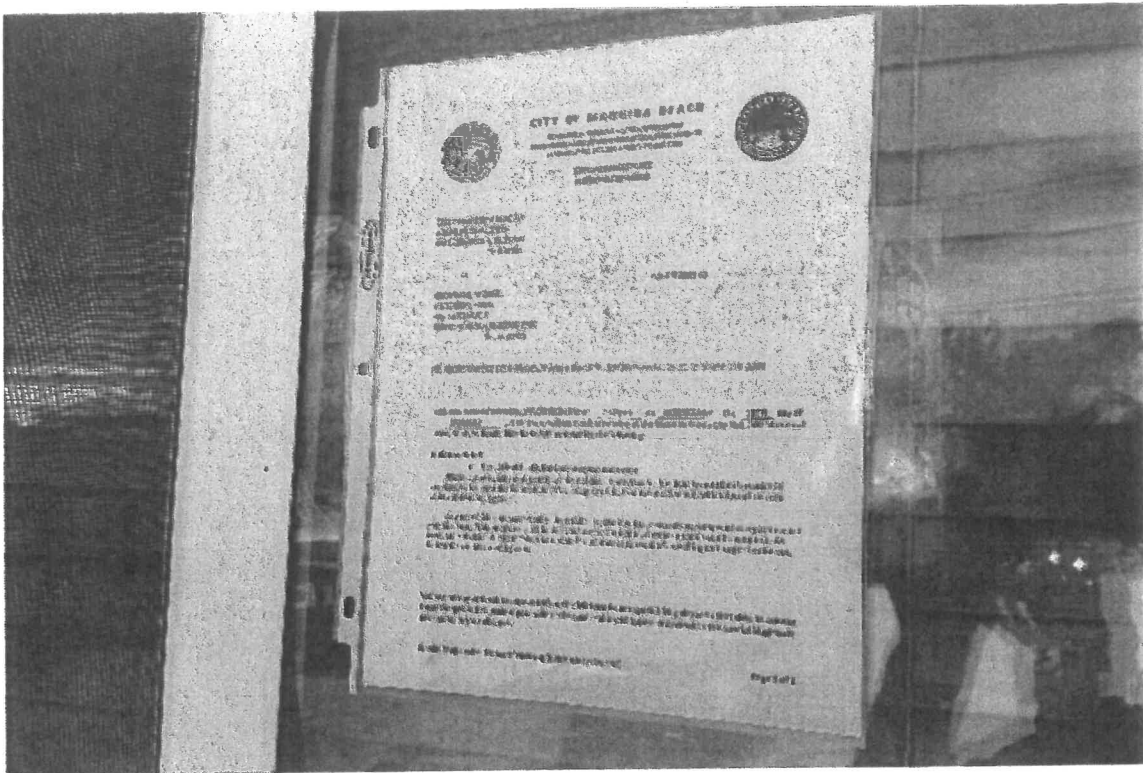


I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

A handwritten signature in dark ink, appearing to read "Chris Kohmann", written over a horizontal line.

Deputy Chris Kohmann, Community Policing Officer





## Short Term Rental Investigation

Date/Time: 01/13/16 0815 hours

Address: 512 129<sup>th</sup> Ave #2

Are you the homeowner? Yes or No

Are you renting? Yes or No

Where are you from? New York

How long are you renting? What are the dates? 01/02/16 – 02/06/16

How much were you charged for the rental? \$1300

How did you find the rental? Airbnb.com

Are you related to the owner? Yes or No

Notes: On this date I made contact with renter John Danforth from New York. He found the rental online on Airbnb.com. This property is in an R-2 zone which requires a 3 month minimum rental.







## Short Term Rental Investigation

Date/Time: 01/13/16 0815 hours

Address: 512 129<sup>th</sup> Ave #3

Are you the homeowner? Yes or No

Are you renting? Yes or No

Where are you from? Illinois

How long are you renting? What are the dates? 01/01/16 – 01/31/16

How much were you charged for the rental? \$2000

How did you find the rental? Airbnb.com

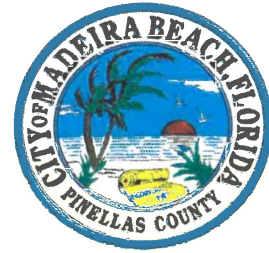
Are you related to the owner? Yes or No

Notes: On this date I made contact with renter Linda Sinco from Illinois. She found the rental online on Airbnb.com. This property is in an R-2 zone which requires a 3 month minimum rental.





**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES – CODE ENFORCEMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 X 244 ♦ FAX (727) 399-1131



**AFFIDAVIT OF INCURRED CITY COSTS**

**BILL TO:** OSCANYAN, MICHAEL & ANDERSON, SCOTT  
512 129TH AVE E  
MADEIRA BEACH, FL 33708-2760

**RE:** 512 129TH AVE E  
MADEIRA BEACH FL, 33708

**CODE ENFORCEMENT CASE #:** 2015.49

DATE	LOCATION	ADMINISTRATIVE FEES	FINE VIOLATION	CITY EXPENSES	AMOUNT
01-13-2016	512 129 <sup>th</sup> Ave E	Deputy Chris Kohmann 4 Hours at \$38.55/HR	0	0	\$154.20
01-13-2016	512 129 <sup>th</sup> Ave E	Code Enforcement assistant Jonathan Lockett 3 hours at \$25.48/HR	0	0	\$76.44
AMOUNT DUE:					\$230.64

## Postage Tabulation

Date	Case #	Item Mailed	Certified Cost	Regular Cost	Total
12-16-2015	2015.49	Notice of Violation	\$6.73	\$0.49	\$7.22
12-16-2015	2015.49	Affidavit of Service	\$6.73	\$0.49	\$7.22
12-16-2015	2015.49	Statement of violation	\$6.73	\$0.49	\$7.22
				<b>TOTAL</b>	<b>\$21.66</b>

## City Expenses

Date	Description of Expense	Amount Due
	TOTAL	\$0.00

*If applicable:*

### Fine Violation

<b>Ordinance Section</b>	<b>Description of Violation</b>	<b>Amount Due</b>
	<b>TOTAL</b>	<b>\$0.00</b>